



**MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT**
Building Support Section
 11805 S.W. 26 Street (Coral Way), Room 230
 Miami, FL 33175-2474
 Phone: (786) 315-2424
 Fax: (786) 315-2548

Date: 11/25/2015

COC OFFICIAL USE ONLY

**NOTICE OF HEARING DECISION
AND ORDER OF MIAMI-DADE COUNTY
UNSAFE STRUCTURES APPEAL PANEL**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

MANUEL LOPEZ
8533 SW 133RD PL

MIAMI FL 33183-4177

Re: **8533 SW 133 PL**

Legal Description: **WINSTON PARK UNIT 8 PB 110-49 LOT 8 BLK 70 LOT SIZE 75.00 X 100.00 OR 18984-4877 0200 1 OR 18984-4877 0100 00**

USP No.: **DC20090126807U**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) CONCRETE SWIMMING POOL** located at the above address is as follows:

At its meeting on **11/25/2015**, the Unsafe Structures Appeal Panel ordered that:

The following structure(s) must be secured using the specified securing method within the number of days indicated as noted below:

STRUCTURE	APPROVED SECURING METHOD	ORDER TO SECURE NUMBER OF DAYS TO COMPLY
A	STORM SHUTTERS (1/2 plywood, bolts and lumber as specs)	5
B	FENCING	5

The structure(s) is/are to be maintained secure, clean and sanitary. The premises must be maintained free of debris, overgrown grass or weeds and free of discoloration or graffiti.

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20090126807, Total Structures = -1

11/25/2015
 MANUEL LOPEZ
 Case No.: **DC20090126807U**
 Re: **8533 SW 133 PL**

COC OFFICIAL USE ONLY

In addition, the following order(s) of the Unsafe Structures Appeal Panel must be adhered to:

STRUCTURE	ORDER	NUMBER OF DAYS TO COMPLY
A	REPAIRED OR COMPLETED WITH PLANS PREPARED BY AN ARCHITECT/ENGINEER OR A QUALIFIED INDIVIDUAL	SEE BELOW
B	REPAIRED OR COMPLETED WITH PLANS PREPARED BY AN ARCHITECT/ENGINEER OR A QUALIFIED INDIVIDUAL	SEE BELOW

A building permit must be obtained for the following structure(s) for all repairs or items to be completed. All permit documents including the Architect's/Engineer's sealed plans , when required, shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5 of the Miami-Dade County Code within the number of days as specified below:

STRUCTURE	ORDER TO OBTAIN PERMIT NUMBER OF DAYS TO COMPLY
A	90 DAYS
B	90 DAYS

The completion or repair(s) of the following structure(s) shall be completed within the days as specified below after obtaining the permit. Completion shall be evidenced by a final inspection approval on the building permit(s) obtained.

STRUCTURE	ORDER TO COMPLETE REPAIRS - NUMBER OF DAYS TO COMPLY
A	120 DAYS
B	120 DAYS

In addition, the following order(s) of the Unsafe Structures Appeal Panel must also be adhered to:

STRUCTURE	ADDITIONAL ORDER	
A	NO EFUS HOLDS WILL BE RELEASED UNTIL OWNER GRANTS ACCESS INTO ALL STRUCTURES.	OWNER

The property owners have granted consent allowing Regulatory and Economic Resources Department staff access to the property for the purpose of performing compliance inspections while this case remains active.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Appeal Panel issued this Order. Please also note that all time frames mentioned are in calendar days.

IF ANY OF THE ABOVE ORDER(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE ENFORCING MUNICIPALITY AS SOON AS POSSIBLE.

11/25/2015
 MANUEL LOPEZ
 Case No.: **DC20090126807U**
 Re: **8533 SW 133 PL**

COC OFFICIAL USE ONLY

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Appeal Panel. The written request for extension must be received by the Secretary of the Appeal Panel prior to the deadline specified in the order. For example, in the event the Appeal Panel Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Appeal Panel grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Appeal Panel that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Appeal Panel will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Unsafe Structures Appeal Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Appeal Panel regarding this case. **This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **Unincorporated Miami-Dade County Regulatory and Economic Resources Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.**

11/25/2015
 MANUEL LOPEZ
 Case No.: **DC20090126807U**
 Re: **8533 SW 133 PL**

COC OFFICIAL USE ONLY

The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

Respectfully,



 RAPHAEL C. CHIAPPETTA, Chairperson
 Unsafe Structures Appeal Panel

Motion Made by:



 JOSEPH E. PODGOR, Panel Member

Seconded by:



 ROBERTO SUAREZ, Panel Member

cc: Known Interested Parties: See Attached Exhibit A

Seal



This instrument was prepared by:
 JENNIFER MALCOLM
 Miami-Dade County
 Regulatory & Economic Resources Dept.
 11005 S.W. 26 St, Room 218
 Miami, Florida 33175-3474

INTERESTED PARTIES 11/25/2015
 MANUEL LOPEZ
 Case No.: **DC20090126807U**
 Re: **8533 SW 133 PL**

COC OFFICIAL USE ONLY

EXHIBIT A

Interested Parties Attachment

Known Interested Parties for Case Number: 20090126807 as of 10/21/2015

ITEM	NAME	CARE OF	ADDRESS
1	WORLD SAVINGS BANK		1901 HARRISON ST OAKLAND, CA 94612-0000 USA
2	DISCOVER BANK ISSUER OF THE DISCOVER CARD		3311 MILL MEADOW DR HILLIARD, OH 43206-0000 USA
3	TEAM HEALTH, INC		1801 NW 66TH AVE STE 200A FORT LAUDERDALE, FL 33313-0000 USA
4	MIDLAND FUNDING, LLC	C/O JOSEPH F. ROSEN, ESQ POLLACK & ROSEN, P.A	800 DOUGLAS RD NORTH TOWER, STE 450 CORAL GABLES, FL 33134-0000 USA
5	TEAM HEALTH, INC	C/O DAVID E. NEWMAN, P.A	1533 SUNSET DR STE 225 CORAL GABLES, FL 33143-0000 USA
6	PALISADES ACQUISITION XVI, LLC	C/O MANN BRACKEN, LLC	5355 TOWN CENTER STE 1002 BOCA RATON , FL 33488-0000 USA
7	AMERICAN EXPRESS TRAVEL RELATED SERVICES CO., INC	C/O SCOTT E. MODLIN, ESQ SPRECHMAN & ASSOCIATES, P.A	2775 SUNNY ISLES BLVD STE 100 MIAMI, FL 33160-0000 USA
8	PORTFOLIO RECOVERY ASSOCIATES, LLC	C/O DAVID M. GREENBAUM, ESQ	120 CORPORATE BLVD NORFOLK, VA 23502-0000 USA
9	FLORIDA DEPARTMENT OF REVENUE	C/O MIAMI SOUTH SERVICE CENTER	8175 NW 12TH ST STE 418 MIAMI, FL 33126-0000 USA
10	STATE OF FLORIDA	DEPARTMENT OF REVENUE UT COLLECTIONS	1379 BLOUNTSTOWN HWY TALLAHASSEE, FL 32304-2716 USA
11	DISCOVER BANK		6500 NEW ALBANY RD E NEW ALBANY, OH 43054-0000 USA
12	MIDLAND FUNDING, LLC		8875 AERO DR STE 200 SAN DIEGO , CA 92123-0000 USA
13	BRANCH BANKING AND TRUST COMPANY (BB&T)		201 E PINE ST STE 250 ORLANDO , FL 32801-0000 USA
14	THE 361 GROUP, LLC		22 CRANDON BLVD KEY BISCAYNE, FL 33149-0000 USA
15	PALISADES ACQUISITION XVI, LLC		210 SYLVAN AVE ENGLEWOOD CLIFFS, NJ 07632-0000 USA
16	CITIBANK (SOUTH DAKOTA), N.A		7930 NW 110TH ST KANSAS CITY, MT 64153-0000 USA
17	ALPHA BROKERS, CORP.		2875 NW 82ND AVE MIAMI, FL 33122-0000 USA
18	AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC		200 VESEY ST WFC 01-4 NEW YORK, NY 10285-0000 USA
19	CAPITAL ONE BANK USA, NA	C/O ZAKHEIM & ASSOCIATES, P.A	1045 S UNIVERSITY DR STE 202 PLANTATION, FL 33324-0000 USA
20	CITY OF HIALEAH		501 PALM AVE 3RD FLOOR HIALEAH, FL 33010-0000 USA
21	WELLS FARGO HOME MORTGAGE (686)		1 HOME CAMPUS MACX2302-04D DES MOINES, IA 50328-0001 USA

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20090126807, Total Structures = -1